

# PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

## TS Report Predicts Growth

Important growth in population, income and employment in the Chicago area by 1980 is predicted in the second volume of the Chicago Area Transportation Study's final report.

These forecasts were prepared as basis for the report's estimates of amount, kind and location of travel by 1980. Volume 1 of the series describes daily travel patterns.

The City of Chicago, Cook County and State of Illinois are sponsors of Transportation Study, in cooperation with the Bureau of Public Roads of the U.S. Department of Commerce. Projections are made for the Study Area, which includes a portion of the Chicago metropolitan area. (See map on next page.) Following are selected figures for 1956 and 1980:

Population: 1956, 5,169,663; 1980, 12,000. 51 per cent increase.

Land in urban use: 1956, 562.8 square miles; 1980, 1,083.3 square miles. 92 per cent increase.

Median family income: 1956, \$7,750; 1980, \$11,297. 46 per cent increase.

Total consumer income: 1956, \$16.71 billion; 1980, \$37.45 billion. 124 per cent increase.

Employment: 1956, 2,548,800; 1980, 3,800. 52 per cent increase.

This growth will mean that people in the Study Area will be taking nearly as many trips in 1980 as they did in 1956.

The report emphasizes the need for policy decisions by public officials in the area, on the basis of the information provided in the report.

Chicago's urban renewal program has been recertified for continued federal assistance during 1961.

Approval of the report on the City's Workable Program for Community Improvement was announced by the U.S. Housing and Home Finance Agency early in January. The department's coordination division prepared the document.

The report describes public and private activities in blight elimination and prevention during 1960, and major goals in this field for 1961.

UNIVERSITY OF ILLINOIS

### LIBRARY

Norman Elkin, currently director of the department's coordination division, will be project director for the city's Community Renewal Program study, Mayor Richard J. Daley announced in Chicago.

The three-year program will involve a comprehensive survey of the city's urban renewal needs. The staff will recommend methods of meeting these requirements and prepare a long-range renewal program for Chicago.

Commissioner Ira J. Bach and Deputy Commissioner Clifford J. Campbell will be responsible for general supervision of the program. The Mayor's Committee on Urban Renewal will determine policy. To assure maximum coordination of the program with the General Plan, the Renewal Program staff will report to the Assistant Commissioner for Planning and Research, Larry Reich.

"A land use forecast is not a land use plan," it states. "Demographers, for example, specialize in forecasting population--but this does not mean that the forecast is a policy or that the projected population necessarily is suited to the resources of a region."

It also recognizes that transportation facilities have a considerable impact upon the development of the area they are designed to serve.

"Planning transportation facilities on the basis of previously forecast land use thus takes on the character of making a self-fulfilling prophecy, since transportation improvements would be planned to reinforce the land use forecast."

Chicago's strong, diversified industry will be a major factor in the area's future growth, the report states. The population estimate for the six-county Standard Metropolitan Area, as defined by 1950 census, is 9.5 million by 1980.

This extensive growth will magnify future land development problems. "This forecast must be reviewed by the responsible planning agencies so that planning controls, representing the public interest, can be established to guide this expected new construction."

Residential land is predicted to experience the greatest proportional growth--from 180.6 square miles in 1956 to 443.5 square miles in 1980.

(continued on next page)

## DEPARTMENT PLANS STUDY OF URBAN RENEWAL NEEDS IN SOUTH SIDE AREA

Urban renewal needs in a 5,000-acre area of Chicago's south side will be the subject of a new study by the department.

At its January meeting the Chicago Plan Commission approved a request for the study initiated by Clair M. Roddewig, commission chairman.

General boundaries of the area to be covered are 40th Street on the north, Lake Michigan on the east, the South Expressway and the Chicago Skyway on the west and 71st Street and 67th Street on the south.

The Woodlawn community, bounded by 60th, 67th, Stony Island and Cottage Grove, will have priority in the study.

Preparing an area development plan, similar to the current plans for the central area and the central south area, is the objective of the study. It will be part of the community area planning program now under way as part of the revision of the General Plan.

Population of the study area is approximately 279,000.

Included in the 5,000-acre area are the Hyde Park-Kenwood Urban Renewal Area, several Chicago Housing Authority developments and the University of Chicago.

The study will relate current and proposed developments in the area, and assess further needs.

At the meeting, the Plan Commission also requested the Chicago Land Clearance Commission to extend its current survey of the block immediately south of 60th, between Cottage Grove and Stony Island, to include the entire Woodlawn community.

CLCC is conducting the survey to determine eligibility of the area for clearance.

The Plan Commission also approved an ordinance approving plans for two University of Chicago buildings near 60th and Kenwood.

If the ordinance is approved by City Council, the university's investment in the buildings will be counted as part of the city's share of costs of future renewal programs. This is provided by Section 112 of the U.S. Housing Act of 1959.

(continued from front page)

This represents an increase from 22.3 acres per 1,000 population in 1956 to 36.3 acres per 1,000 in 1980.

Not only will the Chicago area contain more people, but families will have higher incomes which they will spend in different ways.

A higher proportion of the average family budget in 1980 will be spent for things like clothes, transportation, recreation, education and furniture. A smaller share will be spent for things like food, housing and medical care. This is because smaller portions of the budget go for necessities as family incomes rise.

Because more money will go into services, the number of white collar and professional workers will increase proportionately more than workers in other fields.

This trend was also predicted in the Department of City Planning's recent report, *Employment in the City of Chicago, with Projections to 1965*.

Three basic rules, or relationships, were used by the Transportation Study in making the land use forecast. First, it was assumed that the intensity of land development decreases as distance (or travel time) from the Loop increases.

Second, the amount of available land actually in use also decreases as distance from the Loop becomes greater.

Third, it was assumed that certain proportions of land devoted to each use remain stable. These proportions are fixed largely by the basic requirements of people. "There cannot be more stores than the population can support, nor more industrial plants or public buildings."

Land use in 1980 will depend upon two major factors--changes in land already developed and the development of vacant land.

The report cites the Development Plan for the Central Area of Chicago as the city's current policy for new uses in this section. Accomplishment of the plan's objectives by 1980, its target date, would produce an increase of about five per cent in central area space use.

Near-downtown residential development, one of the plan's chief proposals, would be the primary factor in this increase.

Chicago's application for a \$1.5 million federal planning advance for the Civic Center was approved by the Community Facilities Administration of the Housing and Home Finance Agency in February.

The loan will assist in covering costs of preparing plans for the center, in the block immediately east of the present City Hall-County Building.

## NEW EMPLOYEES JOIN PLANNING DEPARTMENT STAFF

Recent additions to the general plan division staff include Alfred Caldwell, formerly on the faculty of the Illinois Institute of Technology; Mary McLean, formerly with the American Society of Planning Officials; and Luis V. Duluc.

Two new graphic artists have joined the graphic section, Sarah DeLozier and Raymond Scott.

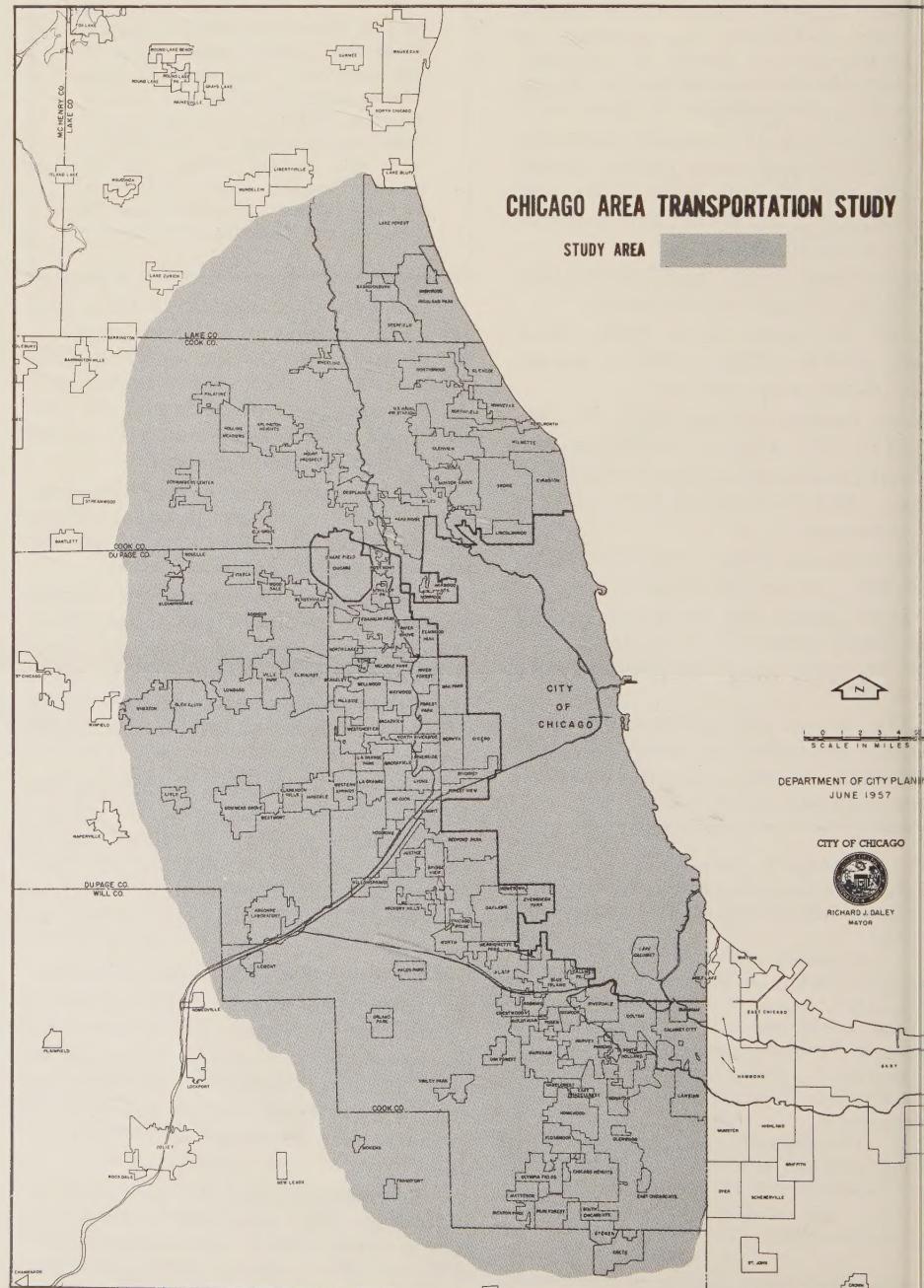
Nancy Simon is the department's new receptionist. Richard Youhn has filled a vacancy in the public information section.

Deputy Commissioner Clifford J. Campbell participated in the February 7 "I See Chicago" program on CBS-TV. He discussed Lake Meadows and other renewal developments.

Scheduled for February 28 is a lecture by Commissioner Ira J. Bachman on Chicago's planning program at Yale University, New Haven, Connecticut. He has been serving as guest critic in a series of graduate seminars in planning and urban renewal at Yale.

Gerald Gutenschwager, a former department staff member, returned to the office recently to obtain information on the physical and social development of the city. He now resides in Greece, and is doing research for the Athens Technological Institute's Graduate School of Ekistics.

Gutenschwager is collecting data from major cities throughout North America, for the organization's worldwide research project on "The City of the Future."



## University Trustees Select Harrison-Halsted Campus Site

derable time and expense.

The university's next choice was Garfield Park. On August 26, 1960, Circuit Court Judge Cornelius Harrington ruled that a 1959 state enabling act designed to permit condemnation of park land for a public use was unconstitutional.

In September 1960 the department re-evaluated all possible sites, and reaffirmed its previous recommendation of the south of the Loop area as the best possible location. The Harrison-Halsted area was proposed as an excellent alternate site, in the event of further delays in rail relocation.

The alternate site is immediately southwest of the expressway interchange at Halsted Street. Among its important advantages are accessibility, proximity to the university's professional schools in the West Side Medical Center and immediate availability of a substantial portion of the area. The Chicago Land Clearance Commission is now completing demolition in its 55-acre Harrison-Halsted project.

In January, the Illinois Supreme Court held that land dedicated in perpetuity is still subject to condemnation when the public welfare is involved. However, opponents have indicated their intention to appeal this decision.

In its studies of potential campus sites, the department has been concerned with over-all planning questions, such as the impact of the university upon traffic patterns and upon nearby existing and proposed uses. Consideration has also been given to the university's space and scheduling requirements.

The central objective of these studies of potential campus sites has been to determine which location would offer the greatest accessibility to the entire metropolitan area and proximity to related uses—the primary requirements to an urban university.

Ira J. Bach

The Development Plan for the Central Area of Chicago, presented to the Mayor by the department in 1958, is the basis for the recently announced "Illinois Center" plan.

A Texas firm will construct an office building, hotel and apartment buildings on air rights over the Illinois Central freight yards, east of Michigan and south of the Chicago River.

The Central Area Plan proposed "Central Commercial District uses, which include hotels and apartment hotels," developed on air rights in this area.

## CHICAGO AREA PLANNERS DISCUSS OPEN SPACE STUDIES

The State of Illinois will need about 500,000 acres of outdoor recreation space by 1985, or more than three times the amount now in use.

This estimate was presented by Louis B. Wetmore, head of the University of Illinois Department of City Planning and Landscape Architecture, at a January meeting of the Chicago section of the American Institute of Planners.

"An Open Discussion of Open Space and Recreation" was the title of the meeting.

Wetmore and his staff are engaged in a study of open space needs and resources for the State of Illinois.

"Illinois now has approximately 150,000 acres of recreation space in use," Wetmore said. "The desirable figure would probably be 200,000 acres."

"Our estimate for future need is based upon the present deficit and the growing demand for outdoor recreation."

Water, timber and significant topography resources in the state have been identified in the survey. These potential recreation areas have been related to areas of urban growth, and to historic and scientific resources.

Harold Mayer of the University of Chicago's Department of Geography described his department's current study for the Permanent Committee on Open Space.

This committee is primarily concerned with open space for private use. The study involves analysis of present and future needs and an inventory of all open spaces of 80 acres or more in the eight-county Chicago area.

The university is also conducting case studies of areas in metropolitan Chicago which are threatened by a reduction in open space.

Bruce Howlett, chief of the planning division of the Northeastern Illinois Metropolitan Area Planning Commission, spoke on his agency's current study of open space in the region.

NIMAPC has classified 48 different types of open space, both public and private. They are conferring with organizations concerned with the use of these various types, such as golf associations. The staff will prepare an open space plan for the six-county area, to provide an advisory framework for local planning agencies.

One of the commission's chief concerns in this program is the retention of agricultural land. Farming activities with an urban orientation, such as truck farms and flower gardens, are an especially important issue.

Jerral Harper of the Department of City Planning also participated in the program. Chairman of the panel was planning consultant George Wickstead.

The University of Illinois Board Trustees voted unanimously to locate the university's Chicago campus at the Harrison-Halsted site at their January 15 meeting.

The 103-acre area is on the Near West Side, immediately southwest of the expressway interchange at Halsted Street. A portion of the area is already cleared by the Chicago Land Clearance Commission.

Chicago's long-sought goal of a permanent four-year university here is moved toward accomplishment.

This site was recommended by the Department of City Planning in September 1960. It was proposed as an excellent alternate location, if the railroad area south of the Loop was not available within the university's time schedule.

Consolidation of railroad facilities and re-use of the land south of the Loop remain primary planning objectives of the city.

Since 1946, the university has been offering a two-year course of study at Navy Pier. This program was initiated on a temporary basis, primarily to accommodate returning veterans.

By 1953, the university's efforts to find a permanent location for its Chicago campus were well under way. A new branch will offer a four-year program, to replace and expand the program at Navy Pier.

Miller Meadow, a 300-acre Cook County forest preserve tract was an early site sought by the university. However, the Forest Preserve District was unwilling to release any of the acreage in the face of growing demands for open space and recreation.

After studying various site proposals, the Department of City Planning recommended the south of the Loop in August 1958. This was part of the Development Plan for the Central Area of Chicago, which also called for consolidation and relocation of existing railroad facilities in the area.

By the fall of 1958 the university was considering four sites: (1) land on North Island, which would require relocation of Meigs airport, (2) an area in North Riverside, including the Riverside Golf Club and some adjacent land, (3) a portion of Garfield Park and the south of the Loop area, recommended in the Central Area Plan.

In 1959 the Board of Trustees announced its selection of the North Riverside site. After the golf club and residents of the surrounding community indicated their opposition to the plan, the university expressed interest in North Island. However, it would have been necessary for the city to relocate airport facilities now on the site, which would have entailed considerable time and expense.

# DEPARTMENT OF CITY PLANNING

City of Chicago

Ira. J. Bach  
Commissioner of City Planning



Clifford J. Campb  
Deputy Commissioner of City Planni

Hon. Richard J. Daley  
Mayor

## CHICAGO PLAN COMMISSION

Clair M. Roddewig, Chairman  
John L. McCaffrey, Vice Chairman  
Ira J. Bach, Secretary  
Hon. Richard J. Daley  
Joel Goldblatt  
Virgil E. Gunlock  
Frank A. Hecht  
William Holabird

Ald. Thomas E. Keane  
Robert N. Landrum  
John E. McNulty  
Ald. Emil V. Pacini  
John T. Rettaliata  
Ald. Daniel J. Ronan  
H. Stanley Wanzer  
Ald. Arthur V. Zelezinski

### PLANS AND PROGRESS

#### DEPARTMENT OF CITY PLANNING

ROOM 1006, CITY HALL CHICAGO 2, ILLINOIS

BULK RATE  
U. S. POSTAGE  
PAID

CHICAGO, ILLINOIS  
Permit No. 6764

Serials Acquisition M  
Librarian=Undergraduate J  
U. of Ill. in Chicago  
Navy Pier  
Chicago, Ill.

Form 3547 Requested.

### COMMISSION APPROVES REVISED REDEVELOPMENT PLAN FOR NORTH-LA-SALLE PROJECT

Approximately 200 representatives of community organizations attended the Chicago Plan Commission's January 26 meeting.

Because of the overflow crowd, the meeting was held in the City Council chambers, rather than in the Department of City Planning conference room.

Members of the Greater North Michigan Avenue Association and other Near North Side groups discussed the revised plan for the Chicago Land Clearance Commission's 34-acre North-LaSalle project. The Plan Commission later recommended approval of the plan.

The revised plan calls for increasing the land devoted to residential use from 14.2 to 16.9 acres and decreasing the amount of land for shopping and parking.

Harry F. Chaddick, representative for a group of real estate developers, urged that more buildings be cleared for residential use.

He asserted that many prospective developers will lose interest in the project if more buildings are not cleared.

Phil A. Doyle, executive director of CLCC, stated that more than 400 inquiries from developers have already been received. He predicted that as many as 50 valid offers may be received for all or part of the site.

CLCC will select one or more redevelopers for the area, on the basis of bids received, after final approval of the plan.

All owners of property not acquired in the project area will be re-

quired to adhere to the redevelopment plan, Doyle said. If they do not, CLCC may acquire this property at a later date.

At Doyle's suggestion, the Plan Commission recommended later demolition of additional buildings as part of its resolution approving the plan.

Many residents of the Woodlawn area also attended the meeting. Some had previously voiced objections to "piece-meal approach" in planning various developments in the surrounding area.

Several community residents expressed enthusiastic approval of the Plan Commission's recommendation for a comprehensive study of the area, including Woodlawn. (See article on page 10.)